



## River Oaks Building

53,860 Square Feet

3600 Hatch Boulevard  
Sheffield, AL 35660



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.773211  
**LONGITUDE:** -87.675911

Shoals Economic Development Authority  
20 Hightower Place, Suite 1  
Florence, Alabama 35630  
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**PROPERTY STATUS:** Available

**UPDATED:** 2/6/2012

### PRICING

**FOR SALE?** Yes      **FOR LEASE?** Yes      **PRICE NEGOTIABLE?** Yes  
**SALE PRICE:** \$910,000      **LEASE RATE:** \$2.00 per square foot per year      **DATE PRICING QUOTED:** 2/6/2012  
**PRICING COMMENTS:** Lease: 1-5 Years \$2.00/sf; 6-10 Years \$2.50 1st and \$3.00 2nd; 7-15 Years \$3.50 1st and \$4.00 2nd; "as is"

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 53,860      **YEAR BUILT:** 1965      **OWNERSHIP:** Private  
**TOTAL AVAILABLE (SQ FT):** 53,860      **NUMBER OF BUILDINGS:** 1      **ZONING:** Commercial  
**EXPANDABLE TO (SQ FT):**      **ADDITIONS:** None      **PREVIOUS USE:** Offices  
**MINIMUM SIZE (SQ FT):** 17,350      **MULTIPLE TENANTS?** Yes      **TYPE OF SPACE:** Office  
**MAXIMUM CEILING HEIGHT (FT):**      **BUILDING DIMENSIONS (FT):** Commercial  
**EAVE HEIGHT (FT):** 15.0      **COLUMN SPACING (FT):**      **EXTERIOR MATERIAL(S):** Masonry; Steel  
**CLEAR CEILING HEIGHT (FT):**      **BAY SPACING (FT):**      **ROOF TYPE:** Steel Joists

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):**      **OFFICE AREA (SQ FT):** 53,860  
**PROD/WHSE LARGEST AREA (SQ FT):**      **NUMBER OF OFFICES:**      **OFFICE HEAT / AIR?** Both  
**PROD/WHSE FLOOR THICKNESS (IN):** 6      **REINFORCED?**      **OFFICE SPRINKLER SYSTEM?** Yes  
**PROD/WHSE HEAT / AIR?**      **PRIMARY LIGHTING:**      **DRIVE-IN DOORS:** 1  
**PROD/WHSE SPRINKLER SYSTEM?**      **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 0      **DIMENSIONS (FT):**      **DIMENSIONS (FT):**  
**DOCK-LEVEL DOORS WITH LEVELERS:** 0      **DIMENSIONS (FT):**      **CRANE UNDER HOOK HEIGHT (FT):**  
**DIMENSIONS (FT):**      **CRANE UNDER HOOK HEIGHT (FT):**  
**NUMBER OF CRANES:** 0      **OVERHEAD CRANES:** 0      **LARGEST CRANE CAPACITY (TONS):**      **CRANE UNDER HOOK HEIGHT (FT):**  
**BUILDING DETAILS:**

### SITE INFORMATION

**LOT SIZE (ACRES):** 7.41      **FIRE RATING:** 4  
**NUMBER OF DEVELOPABLE ACRES:** 4.00      **CITY / DISTRICT PROPERTY TAX (MILLS):** 32.5      **PARKING SPACES:** 450  
**ADDITIONAL ACRES:** 4.00      **COUNTY PROPERTY TAX (MILLS):** 12.5      **PARKING SURFACE:** Asphalt  
**TAX MAP PARCEL:** 07-08-27-1-001-038.000      **STATE PROPERTY TAX (MILLS):** 6.5      **FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities      **VOLTAGE:** 120/208  
**PHASE:** Three      **AMP MAIN:** 1200      **KVA:** 675  
**WATER PROVIDER:** Sheffield Utilities  
**WATER SERVICE:** 6-inch, 8-inch at site  
**WASTEWATER PROVIDER:** Sheffield Utilities  
**WASTEWATER SERVICE:** 8-inch at site  
**NATURAL GAS PROVIDER:** Sheffield Utilities  
**NATURAL GAS SERVICE:** 4-inch at site  
**TELECOM PROVIDER:** AT&T  
**TELECOM SERVICE:** XDSL; fiber optic available; phone

### TRANSPORTATION

	DISTANCE (Miles)
<b>INTERSTATE:</b> I-65	46
<b>FEDERAL HIGHWAY:</b> U.S. Hwy 72	0
<b>ALABAMA HIGHWAY:</b> AL Hwy 20	0
<b>PORT OF FLORENCE:</b>	2
<b>NW AL REGIONAL AIRPORT (MSL):</b>	5
<b>HUNTSVILLE INTERNATIONAL AIRPORT (HSV):</b>	60
<b>RAIL SERVICE(S):</b> N/A	
<b>TRACK STATUS:</b> N/A	

**GENERAL COMMENTS:** This building needs a lot of work

